

**“Our dream is to make
Malabar Hill
a great place to live.**

**Under a BJP government,
I promise to
make it a reality.”**

– Mangal Prabhat Lodha



Bolta Nahi, Karta Hoon.

**Vote for BJP
on Wednesday, 15th Oct.**



Shri Mangal Prabhat Lodha with his inspiration, Shri Narendra Bhai Modi.

— KNOW YOUR MLA —

Mangal Prabhat Lodha is the son of Late Justice Gumanmal Lodha, who was Chief Justice of Assam High Court, Chairman of Animal Welfare Board of India and was also elected as Member of Parliament on 3 occasions from Pali, Rajasthan. Mangal Prabhat Lodha was associated with the RSS from his childhood and has a deep passion for creating an economically vibrant and internally secure nation. He completed his B.Com and LL.b from Jodhpur, Rajasthan and started practicing as a lawyer. Once his father became Judge in the Rajasthan High Court, he left practice to avoid conflict of interest and moved to Mumbai in 1980. He started with very limited financial resources and built up his business on the strength of his hardwork. Since 2005, his children run the business and he devotes most of his time to political and social activities. In addition to being your MLA, he is also Vice-President of the Maharashtra BJP, Chairman of All India Business Council (AIBC) and Convenor of the Shahid Gaurav Samiti.

If India has moved ahead under BJP rule, why should Maharashtra be left behind?

For years, Mumbai has been treated as a cash cow, only responsible for paying taxes, with no attention to its development or the aspirations of its people. Various parties have ruled our State from time to time, but no one has focussed on Mumbai and the parties have only indulged in corruption and empty promises. Within a short period, the BJP government led by Shri Narendra Bhai Modi, has shown how much can be achieved by a decisive and development-oriented government. This time, we have the golden opportunity to bring a BJP government to power in Maharashtra, and make Mumbai great again – under the leadership of Narendra Bhai.

In Malabar Hill, we have fought for years against the Congress government and the BMC, to make progress. While things have moved ahead, there is so much more we can do together once the BJP comes to power in Maharashtra, and the governments in Delhi and Mumbai work in coordination. With your inputs, we have prepared a 7-point action plan as the first step towards making Malabar Hill a better place to live in.

I look forward to your continued support in implementing this action plan. Of course, this is only the first part of our agenda to transform Malabar Hill into a world-class neighbourhood, and I look forward to your ideas for the same – please share these with me on [!\[\]\(4729e517bc6a7cd81c8025b9646574fb_img.jpg\) /MPLodha](#) or [!\[\]\(90a2fb2f2c617b26262139ae4159c0a0_img.jpg\) @MPLodha](#)



Scan to see our
vision of moving
Malabar Hill forward
under the BJP rule.



Mangal Prabhat Lodha

1

Enhancing business and job opportunities

Businesses are no longer thriving in Mumbai due to excessive taxes, License Raj, LBT and Octroi. Hence, jobs are not being created.

IMMEDIATE PLAN:

- a. Abolition of Octroi and no new taxes like LBT
- b. Single point tax regime with GST – removing all other forms of taxes
- c. One-time amnesty scheme for all earlier taxes, so that business can move ahead without fear of government litigation
- d. Dedicated funding for vocational training to create skilled talent
- e. We will work with the Education department to have skill building as part of the school and college curriculum to improve the ability of our young graduates to get good jobs
- f. Reduction of cost of doing business, by ensuring that government departments stop 'inspector raj'



2

Improving roads and traffic

All of Mumbai's traffic flows through Malabar Hill, completely clogging our roads and polluting the environment.

IMMEDIATE PLAN:

- a. Completion of coastal link from Worli to Nariman Point and further connecting this to the Eastern Freeway – this will lead to creation of a ring road that redirects traffic out of Malabar Hill
- b. Completion of recently approved Siri Road from Hanging Garden to Band Stand Chowpatty by 2015
- c. Flyover at Haji Ali circle to ease traffic congestion
- d. Opening and widening of Rocky Hill road at Banganga
- e. Widening of the road from Hanging Garden to Kemps Corner and consideration of feasibility for two-way traffic
- f. Pedestrian overbridge between Kamla Neharu Park and Hanging Garden
- g. No parking for commercial vehicles/buses on public roads to ensure more availability of parking for residents
- h. New parking lots at various locations including D-ward (Nana Chowk), RTO Compound (Tardeo), and near Raj Bhavan





Over 10,000 new school seats

Many schools in Malabar Hill have been converted to IB (or similar) with exorbitant fees. It has caused great difficulty for parents to find admission for their children in good schools at reasonable fees.

IMMEDIATE PLAN:

- a. 5 closed/underutilized schools have been identified for conversion to ICSE/SSC medium which will add 10,000 new school seats in our area with moderate fees. The identified schools include Sharda Mandir School (Gamdevi), Janata Nagar School (Tardeo), and Jagannath Sankersett School (Nana Chowk)
- b. These schools will give preference to residents staying within 15 minutes driving distance
- c. Law will be brought in prohibiting conversion of existing schools into any other use



4

Making Malabar Hill safe and secure

Cases of theft and violence by domestic help have become frequent, and the rest of the city has already seen gruesome cases of rape, road rage and other crimes.

IMMEDIATE PLAN:

- a. Enhanced lighting of public areas and streets, using advanced LED lights (pilot done at Silver Oaks Lane, Breach Candy).
- b. CCTV in key public areas, with direct monitoring from police stations.
- c. Facilitation of domestic help verification and working with societies to make this mandatory
- d. 24/7 emergency helpline number, monitored by the police and a private agency
- e. Ensuring easy piped gas availability in our area so that usage of risky gas cylinders is avoided and incidents like Mont Blanc fire do not recur
- f. Society helpline with specialists in society management, security and liaison with government departments will be made available every week



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Preserving & enhancing the environment

Heavy traffic, insensitive development, and other issues have seriously impacted the environment.

IMMEDIATE PLAN:

- a. Installation of air-quality monitors at key junctions and making information available to residents
- b. Installation of solar-powered streetlights
- c. Subsidy for use of solar power by buildings for common area lighting and water heating
- d. Rain-water harvesting and re-utilisation initiative with ALMs
- e. Mass tree-plantation
- f. As discussed earlier, focus on reduction of traffic, leading to improved air quality





Timely redevelopment for tenanted buildings & extra FSI for societies

Redevelopment of tenanted buildings is moving along slowly and many difficulties are caused to residents during the process. Old buildings (> 30 years) are facing a lot of challenges due to deteriorating building conditions and lack of government support for redevelopment through added FSI (even though TDR is permitted in suburbs which allow suburban buildings to be redeveloped).

IMMEDIATE PLAN:

- a. Change in DCR 33 (7) and 33 (9) to make it mandatory for all redevelopment projects to be completed within 5 years of consent being granted by residents. If not done, heavy penalty will be imposed on developer. Also time bound permission within 90 days of filing of proposal
- b. Old societies and buildings (> 30 years old) will be given FSI of 2.5 or higher to make redevelopment feasible
- c. Government contribution for repair of old buildings to be increased by 25% for 50 year old buildings and 50% for over 75 year old buildings
- d. Relaxation in open space norms for small plot redevelopment
- e. Proposal to Govt. to allow construction of attached toilets in chawls free of FSI.
- f. Standardised tenant-developer agreement will be circulated by Government to enable tenant-friendly redevelopment
- g. MHADA officials and lawyers from Legal department will be available in Malabar Hill for grievance resolution on monthly basis
- h. Proposed road width from RTO (Tardeo) to Wilson College will be reduced to save Parsi Agriary and enable redevelopment of other buildings



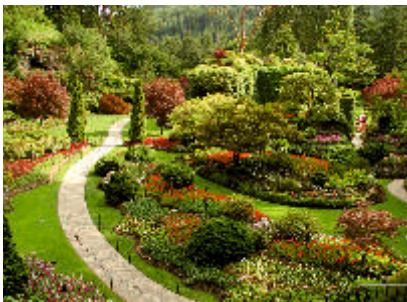


World-class open spaces managed with citizen involvement

Open spaces in our area are under the control of various politicians. A few years ago, they even wanted to build on our Race Course. The safeguarding of public spaces is very close to my heart.

IMMEDIATE PLAN:

- a. Special Govt. Fund will be dedicated towards development and management of open spaces
- b. We will not allow open spaces to be controlled/run under single family rule. At least 50% of the representatives for management of all open spaces will be residents who live within 10 minutes of that open space
- c. Creation of a huge garden with an Olympic-size swimming pool and gym near the Bombay Central Railway Station
- d. Building of an Olympic-size swimming pool at Priyadarshini Park
- e. Making the beach at Band stand Chowpatty clean, vagrant-free, and allowing residents to enjoy the magic of the sea
- f. Completion of Vasantao Naik Udyan (Tardeo) as a world-class playground in the next 12 months



BJP'S ABLE LEADERSHIP FROM MAHARASHTRA



Sh. Nitin Gadkari



Sh. Devendra Phadnavis



Sh. Eknath Khadse



Sh. Vinod Tawde



Sh. Sudhir Mungatiwar



Smt. Pankaja Munde

Please vote on 15th October and make
Mangal Prabhat Lodha victorious.

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Mangal Prabhat Lodha



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